Procedures for Annual Adjustments
Decatur County

Residential

Step 1:   The land values were established by vacant land sales in the neighborhood. If no vacant land sales could be found, then they were established by allocation or abstraction from the improved sales. For 2017 the land values did not require trending except for a couple of neighborhoods. The land order was updated for Marion, Salt Creek and Sand Creek Townships during this cycle of reassessment. Due to the limited amount of sales, the vacant residential land was grouped county wide (L1).

Step 2:   After the land values were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the dwelling of the property to raise or lower the values to an acceptable median level. If there were no sales in the neighborhood, then consideration was given to homes for sale in the neighborhood or compared to like neighborhoods.

Step 3:   The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

Commercial / Industrial

Step 1:   The land values were established by vacant land sales – and where there were no vacant land sales abstraction or allocation methods were employed. There were 3 commercial and industrial vacant sales. That is not enough to trend. The land values are being reviewed as part of the Cyclical reassessment.

The land values for rural commercial and industrial properties were established the same as the township homesite rates.

Step 2:   The values were compared to the improved sale prices. A separate trending factor was applied to the improvements of the property to raise or lower the values to an acceptable median level. Due to the limited amount of sales, the commercial and industrial properties were grouped together for the entire county. (C1)

For income producing properties, income data sheets were mailed out and GRM's or capitalization of income was used to assist in determining the values.

Step 3:   The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

Due to the number of sales, we opened the window of sales to include 01/01/2015 through 12/31/2016 for residential properties and 01/01/2014 through 12/31/2016 for commercial and industrial. Using the paired sales analysis – we found the sales needed adjusted by +2% annual. This time adjustment was computed to the sales price in the "Formatted" tab.